

FARMINGTON CITY COUNCIL MEETING

March 19, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, Associate City Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

Form-Based Codes Overview and Regulating Plan Analysis

Christy Alexander said Chapter 18 of the City's Zoning Ordinance addresses mixed-use districts with off-street parking space standards, a project master plan and development guidelines, common area management plans, and an alternative review process. She explained that a Form-Based Code is a zoning tool for reinforcing and shaping form and character into mixed-use development areas and gave a power-point presentation which showed some of the differences between traditional zoning and Form-Based Codes. The Planning Department will continue to educate the Council and the Planning Commission during 2013, and a schedule of proposed meeting dates was given to each Council Member.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Members Cami & Emmeleas Paget were also in attendance.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Jim Talbot** and the Pledge of Allegiance was led by local Boy Scout Ethan Marriott of Troop 1238.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held January 10, 2013

The Summary was included in the staff report, and there were no further comments and/or questions.

PRESENTATION OF PETITIONS AND REQUESTS:

Report by Festival Days Committee

Committee Chairmen **Rick Dutson** and **Sid Young** and **Neil Miller** and **Stephanie Gallager** of the Parks Department said the Committee has chosen "super heroes" as the theme

for Festival Days with a tag line: “Super People, Super City.” They want to recognize people in the community who serve in extraordinary ways. All of the traditional events will be held, and one new event has been added. A charity motorcycle ride will be held on Friday night, and a motorcycle will be given away on Saturday night.

SUMMARY ACTION

1. Approval of Minutes from March 5, 2013 meeting
2. UTA Agreement for Lagoon Shuttle
3. Interlocal Agreement with Davis County regarding Elections
4. Purchase of Three Soccer Goal Sets for Bus Park
5. Surplus Vehicles

Motion:

John Bilton made a motion to approve the items on the Summary Action List. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Ritz, Roybal, Talbot** and **Young**.

NEW BUSINESS:

Insurance Services Office, Inc. (ISO) Rating Report

Eric Miller reported that the ISO is an insurer-supported organization whose primary mission is to provide advisory insurance underwriting and rating information to insurers. They collect information regarding the education, training, certification, staffing levels and natural hazards, analyze and provide data and assess a Building Code Effectiveness Classification (1-10). The survey process was conducted in November, and the City received a score of Class 3 for residential and Class 2 for commercial. The City averages 15-20 inspections per day which affected the residential score (the ISO recommends 10 per day). **Dave Millheim** said the ISO rating is not just busy work; the insurance industry uses the rating to determine their rates.

Demolition Ordinance Discussion

David Petersen said there are two types of historic resources in Farmington: (1) the local Register (which currently includes west State Street, the Rock Hotel, and the Courthouse); and the (2) Historic Sites List which has four classifications:

- A: any structure that was surveyed and meets all of the national criteria;
- B: any structure that does not meet all of the criteria but is still historic;
- C: the building has too many modifications to receive a higher classification; and
- D: a plaque from the National Register of Historic Places.

The National Register of Historic Places is an honorary designation, and an owner could qualify for a tax credit to help with remodeling. The current process for the demolition of a structure listed on the Register is difficult. In the last 13 years, Farmington had 32 demolitions but many of those were partial. This proposal would require the Planning Commission to review and approve full demolitions (partial demolitions would be handled by staff), the

public would have a chance to provide input, and the property owner would be required to have a replacement plan. If the property owner was unhappy with the decision, it could be appealed at which point it would be considered by the City Council.

Jim Talbot expressed concern that the City may be overstepping its bounds with private property owners. **Cindy Roybal** agreed that property owners should have more say in the process. The **Mayor** likes the proposal because a plan for the future would be required. **John Bilton** asked if there was a difference between commercial and residential, and **Mr. Petersen** said at this point there is no differentiation. **Cory Ritz** asked what happens when a building is damaged and needs to be demolished, but the property owner may not have a plan. **Mr. Petersen** said there is a provision for that type of demolition which is a natural disaster or code enforcement issue. **Dave Millheim** said this is a transparency process, and the conditional use approach allows a decision to be appealed and considered by the City Council. **John Bilton** asked what would happen if Lagoon decided to demolish a couple of the homes they own on Main Street or a structure or ride and was told that they would be required to go through the same process. **Jim Young** said he is leaning toward the public process for A and B. The Mayor and Council advised Mr. Petersen to move forward with the proposed Ordinance.

David Petersen reminded the Council that there will be a joint training session with the Planning Commission on March 28, 2013 at 5:45 p.m. **Nicole Cottle**, City Attorney for West Valley City, will be the speaker.

There was a brief discussion regarding the City's contract with **Glen Leonard** who is in the process of writing a history of Farmington.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- A list of upcoming agenda items and the February police/fire activity reports were included in the staff report.
- Two NIMS training sessions have been scheduled for March 26th and April 23rd at 6:00 p.m. and will be held in the community room at City Hall.

Mayor – Scott Harbertson

- The Utah League of Cities and Town mid-year conference will be held in St. George April 10-12, 2013. He told the Council to contact **Holly Gadd** with a decision of whether or not they plan to attend.
- He and **Jim Talbot** will attend the Town Hall meeting on Wednesday, March 20th.
- He received an email from a resident who would like to be involved with a community garden. **David Petersen** agreed to contact her.

- The Davis County Clipper asked the City to nominate a mother of the year, and following a brief discussion, the Council chose a nominee.
- Several possibilities for a Grand Marshal for the Festival Days Parade were discussed.

City Council

There were no comments from the Council.

CLOSED SESSION

Motion:

At 8:10 p.m. **John Bilton** made a motion for the Council to go into a closed meeting to discuss the acquisition of real property and pending litigation. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Ritz, Roybal, Talbot** and **Young**.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Scott C. Harbertson, Mayor

Motion:

At 8:25 p.m. a motion to reconvene into an open meeting was made by **Jim Talbot**, seconded by **John Bilton**, and approved by Council Members **Bilton, Ritz, Roybal, Talbot** and **Young**.

ADJOURNMENT

Motion:

Cindy Roybal made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Ritz, Roybal, Talbot** and **Young**. The meeting was adjourned at 8:50 p.m.



Holly Gadd, City Recorder
Farmington City Corporation